

PLANNING COMMISSION REPORT



MEETING DATE: October 19, 2005

ITEM NO. _____ GOAL: Coordinate Planning to Balance Infrastructure

SUBJECT **DeAtley Residence - 13-AB-2005**

REQUEST Request to consider the following:

1. Abandon a 30-foot right of way along the eastern property boundary.
2. Abandon 10-feet of the 25-foot wide Right of Way along the northern property boundary.
3. Reserve a 20-foot water line easement along the eastern property frontage.

Related Policies, References:

General Plan-Community Mobility Element
Shea Boulevard Policy

APPLICANT/OWNER
CONTACT

Neil DeAtley
480-614-8046

LOCATION

11350 E Arabian Park Drive

BACKGROUND

Zoning.

The site is zoned Single Family Residential District, Environmental Sensitive Lands Ordinance (R1-43 ESL)

Context.

The subject right of Way was dedicated in January 1982. The right of way is unimproved and does not provide access to the subject lot as well as neighboring lots. This property abuts the 114th Street alignment. There are no plans to utilize that right-of-way for roadway. The main use of the metes and bound lots within this area are small ranches with livestock. The lot is developed with a single-family residence and multiple structures. There is an existing structure located to the rear of the main residence and within the right of way along the eastern property boundary.

APPLICANT'S
PROPOSAL

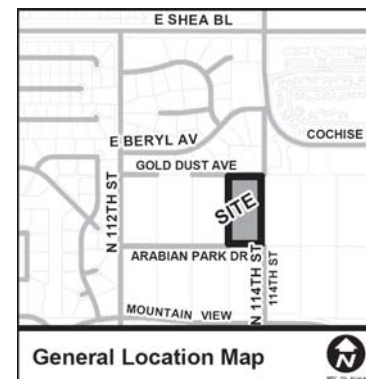
Goal/Purpose of Request.

This request is to abandon the right of way located along the north and eastern property boundaries.

Key Issues.

CITY IMPACT:

- Abandon:
 - A 30-foot right of way along the eastern property boundary.
 - 10-feet of the 25 foot wide right of way along the northern property boundary
- Reserve: A 20-foot wide water line easement along the eastern property boundary.



- Maintains consistency with city street standards as approved by the City of Scottsdale.

NEIGHBORHOOD IMPACT:

- The abandonment of the right of way will have no significant impact on the neighborhood.
- The 15-feet of right of way along the north property frontage will remain and used for trail purposes.

PROPERTY OWNER IMPACT:

- Currently there is a building, fence, and gate located within the right of way. The abandonment will allow these vertical structures to remain and conform to the ordinance.

Community Impact.

The surrounding properties all have access. There is no significant impact to the community as a result of this abandonment.

IMPACT ANALYSIS

Departmental Responses.

City Department/Division participants concur with this abandonment request. See Department Issues Checklist (Attachment #1).

Community Involvement.

The City installed signage at the roadway alignments alerting neighbors in the area of the request. Surrounding property owners within 750-feet have been notified by the applicant through first class mailing. There have been no general inquiries, or comments at the time of writing this report.

**STAFF
RECOMMENDATION**

Recommended Approach:


Staff recommends approval.

**RESPONSIBLE
DEPT(S)
STAFF CONTACT(S)**

Planning and Development Services Department

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APPROVED BY



Greg Williams
Report Author

Randy Grant
Chief Planning Officer

ATTACHMENTS

1. Departmental Checklist
2. Context Aerial
3. Detail Aerial
4. Easements and Right-of-Ways
5. Area Trails Plan
6. City Notification Map

CASE 13-AB-2005

Department Issues Checklist

Transportation

☒ **Support**

Access for these parcels will be along Arabian Park Drive.

Trails

☒ **Support**

Gold Dust is shown on the Trails Plan as a trail alignment, 15-feet of the existing 25-foot right of way will be reserved for the trail alignment.

Public Utilities

☒ **Support**

All utility companies have sent letters of support for this abandonment request with no reservations. The City of Scottsdale Water Resources Department has requested a reservation for water services along the eastern property boundary.

Emergency/Municipal Services

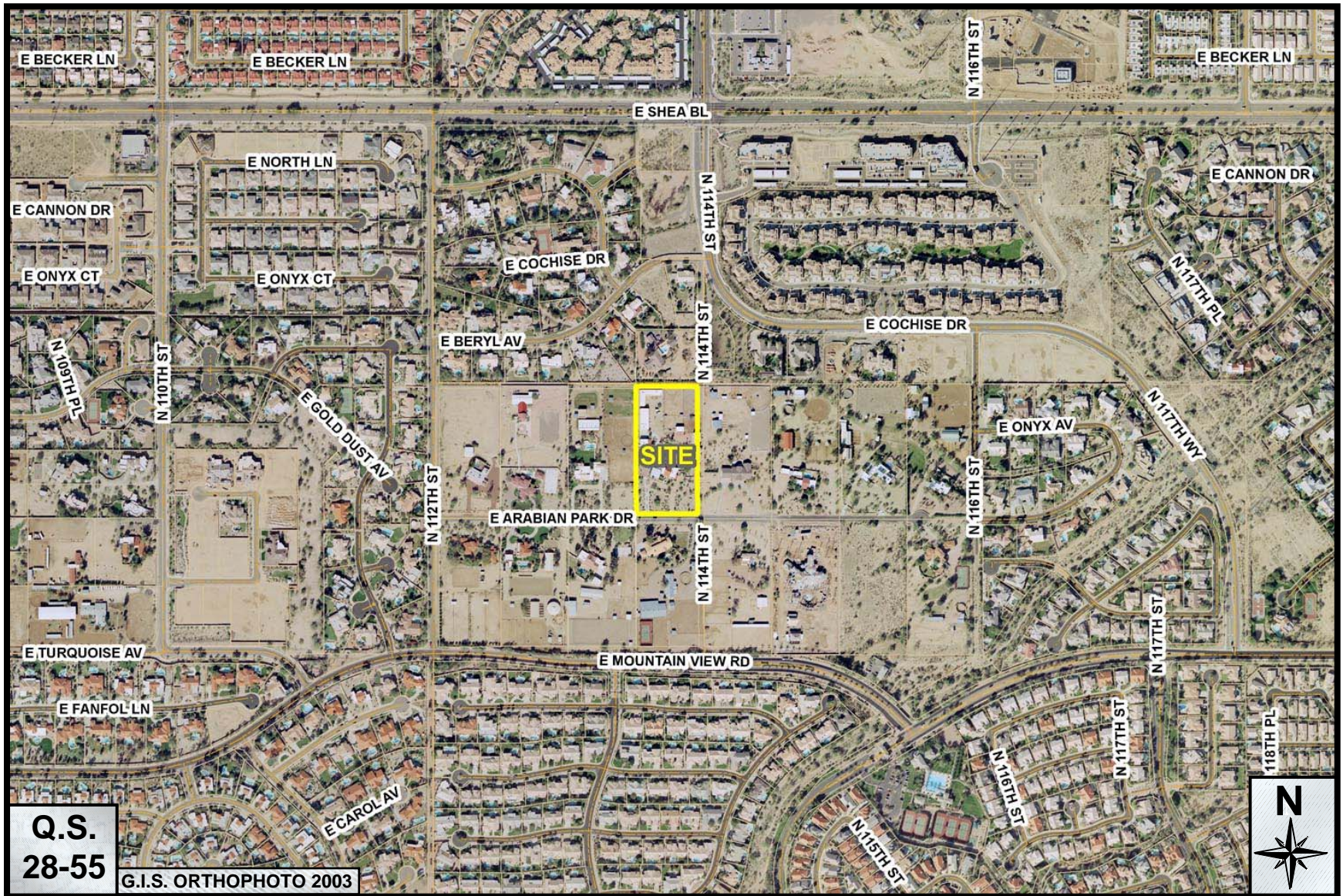
☒ **Support**

This request does not impact the ability to serve these properties or adjacent properties.

Water/Sewer Services

☒ **Support**

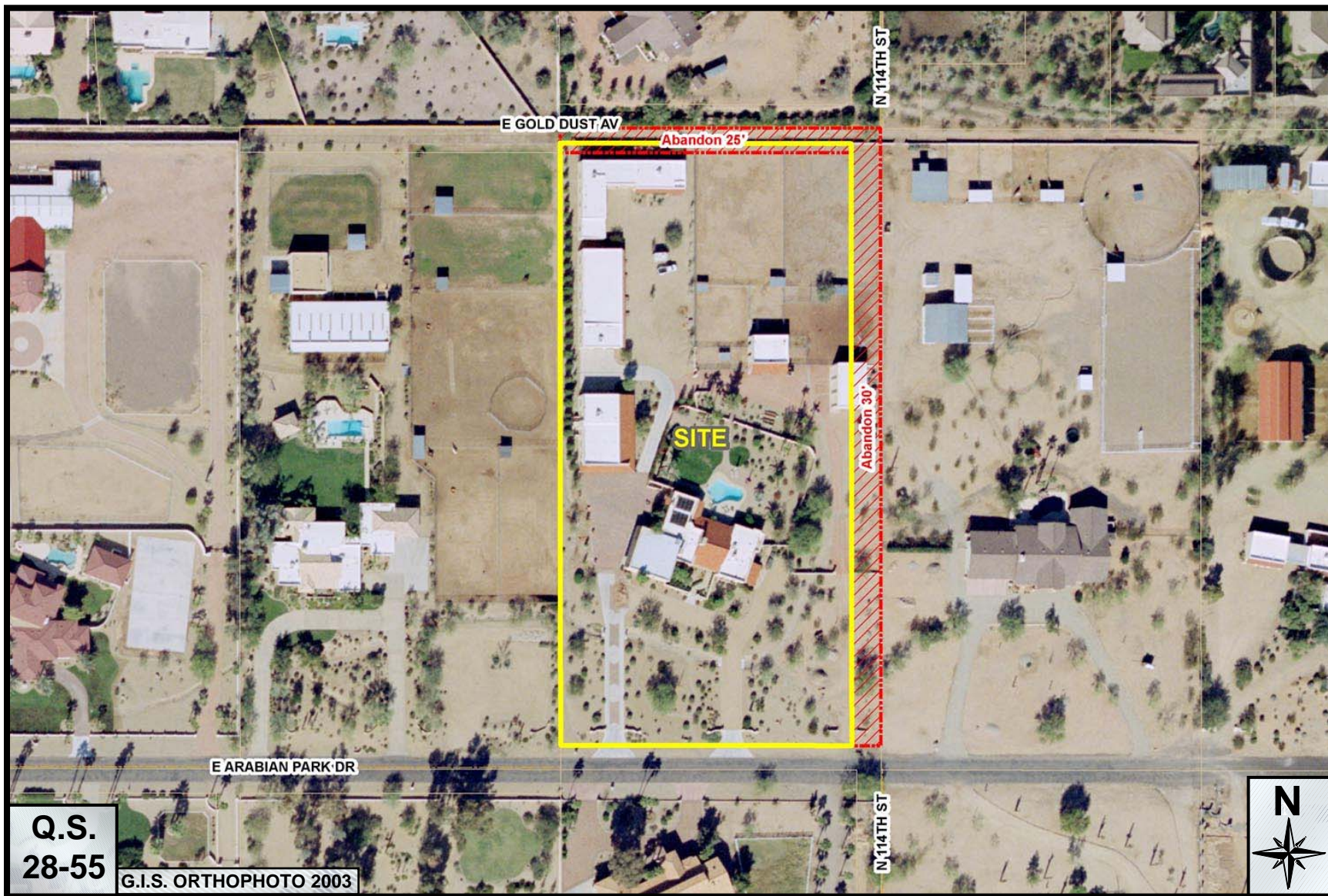
This request does not impact the ability to serve any properties in the surrounding areas. A 20-foot water line easement will be reserved along the eastern property frontage.



DeAtley Residence

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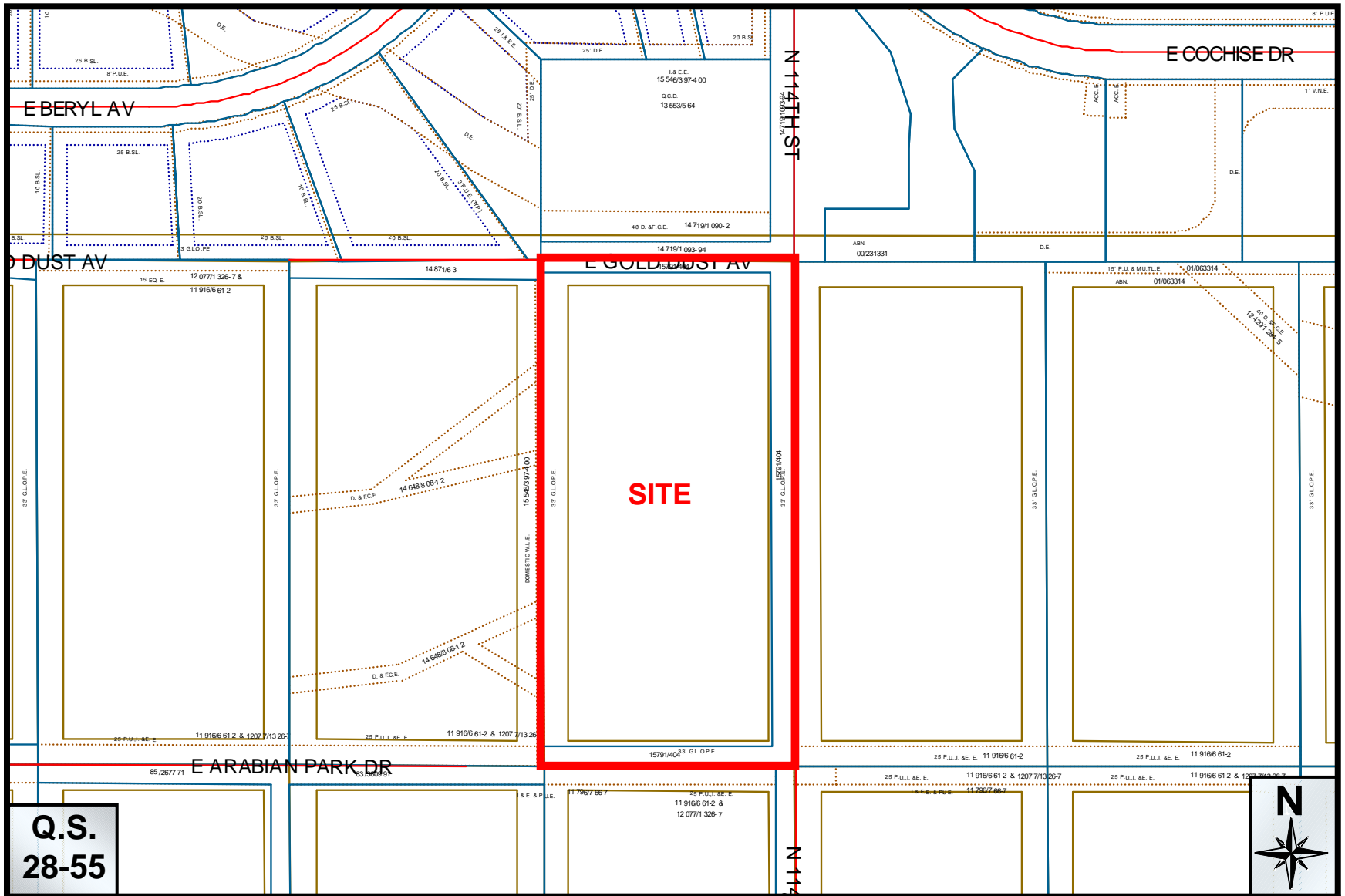
ATTACHMENT #2

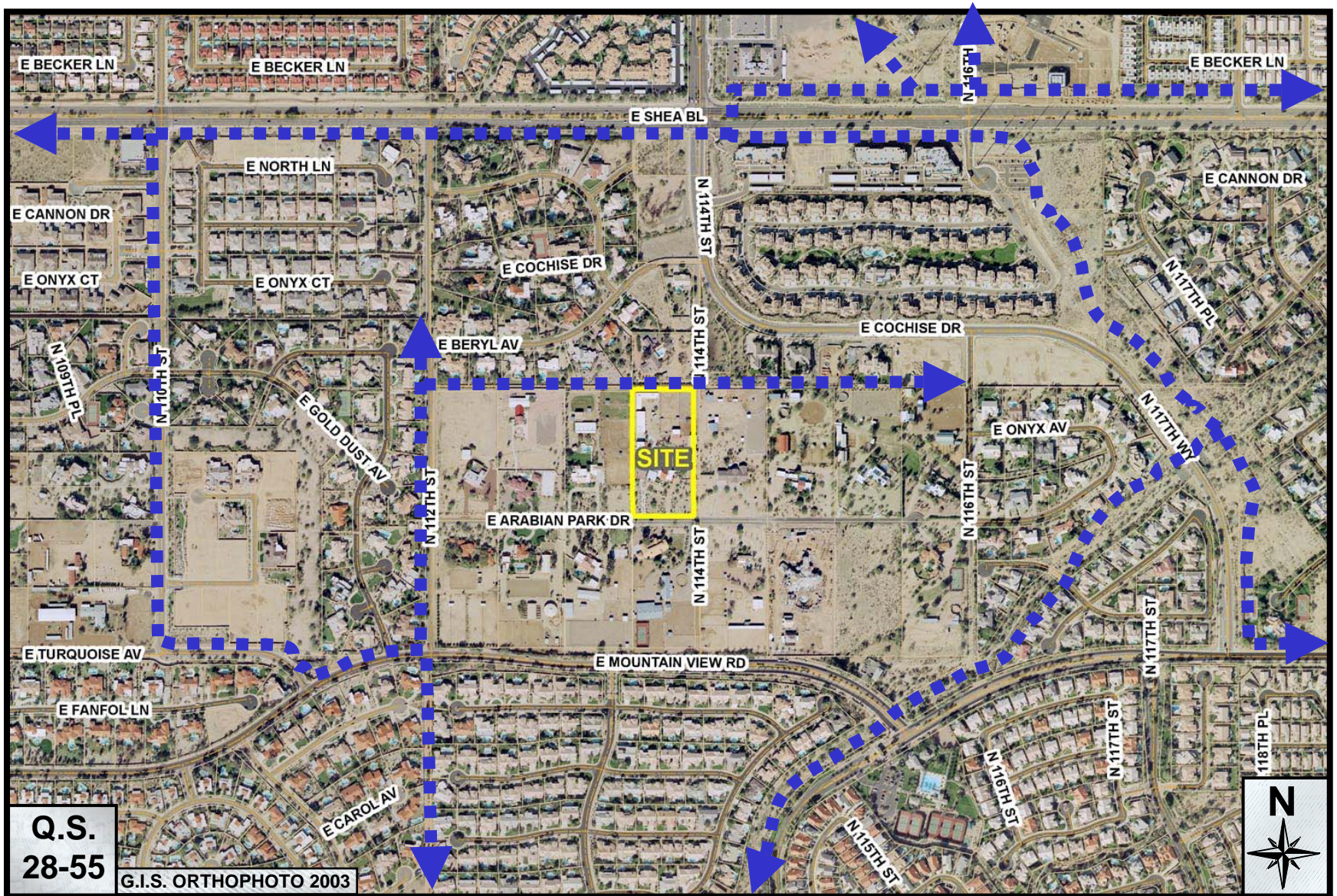


DeAtley Residence

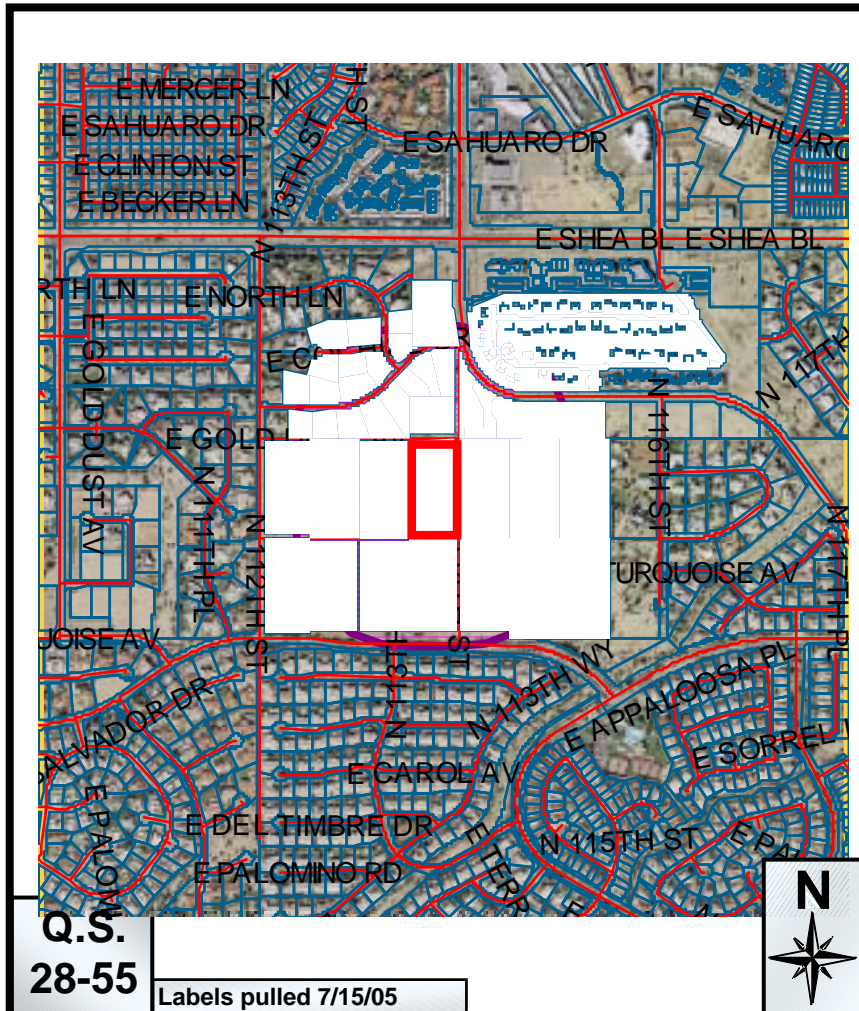
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ATTACHMENT #2A





City Notifications – Mailing List Selection Map



Map Legend:



Site Boundary



Properties within 750-feet

Additional Notifications:

- Interested Parties
- Montana Vistas Community Association
- NESPOA

DeAtley Residence

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ATTACHMENT #6